

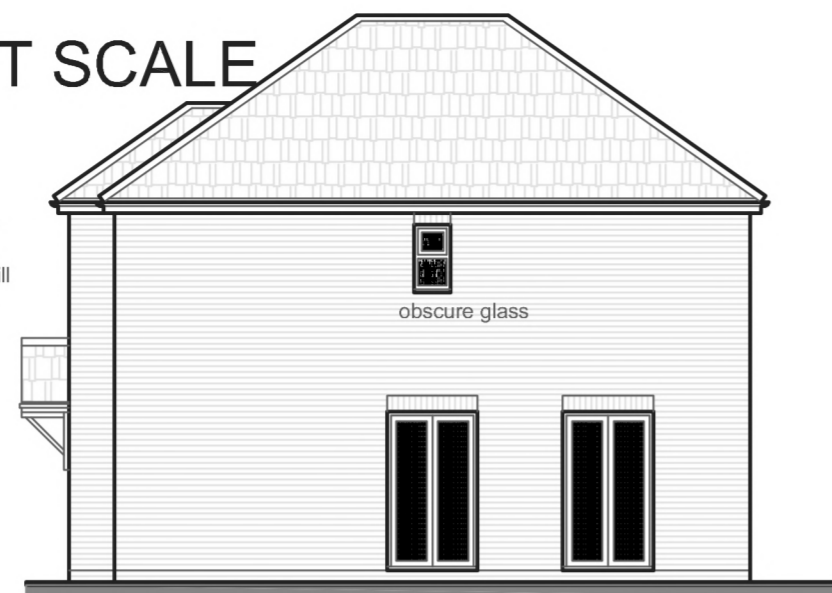
DO NOT SCALE

IF IN DOUBT ASK



Both first floor windows to be obscure glazed and opening fan light will be 1.7m above finished first floor level

Rear elevation



obscure glass

Side elevation

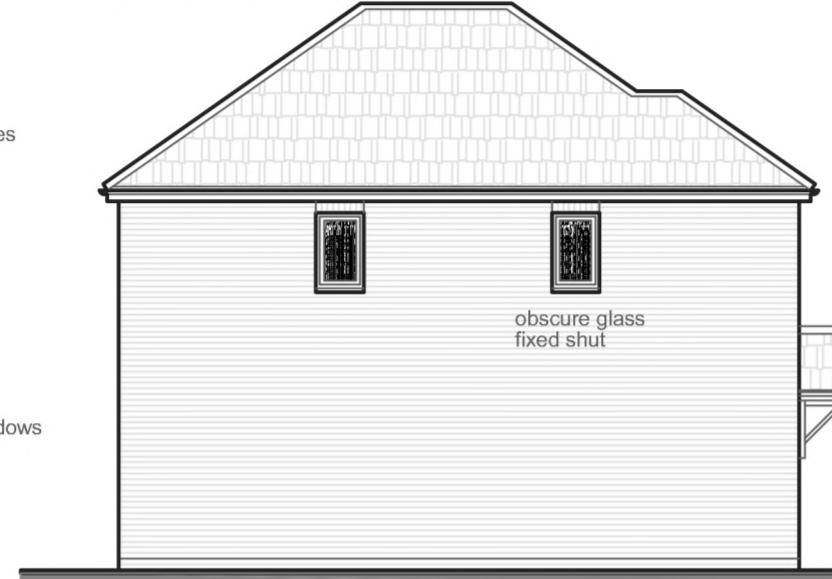


Concrete Roof tiles

Facing brickwork

White UPVC windows

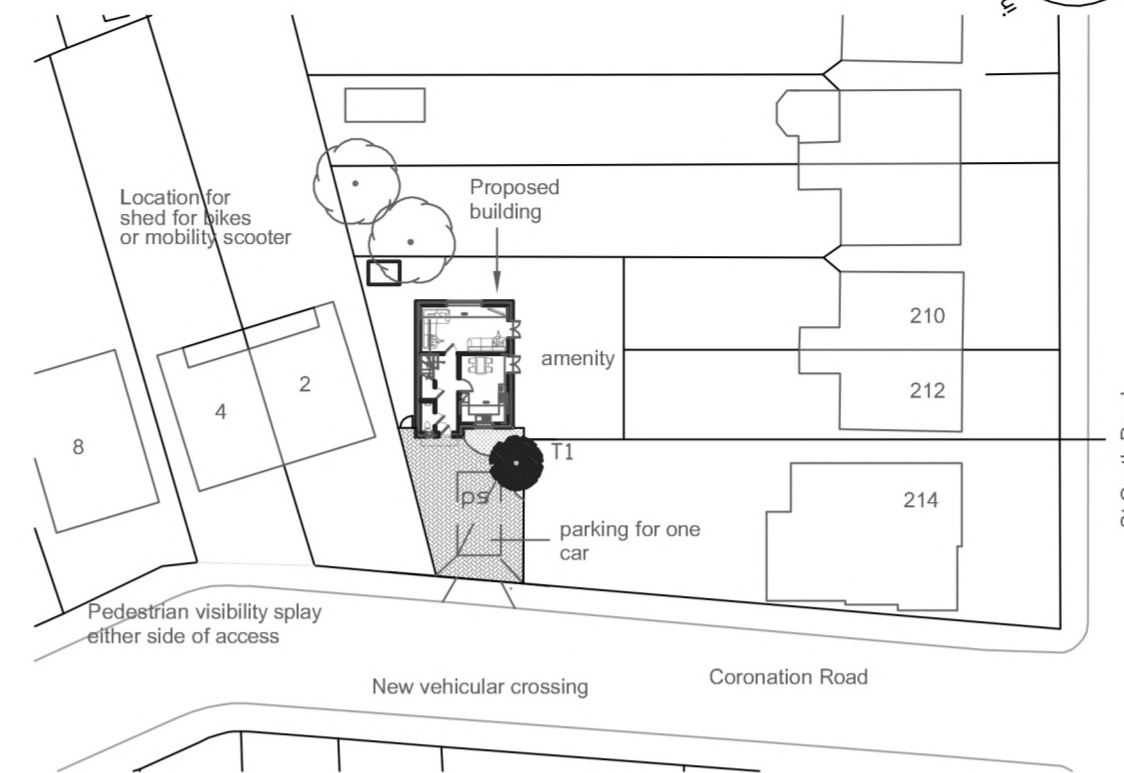
Front elevation



obscure glass fixed shut

Side elevation

• ELEVATIONS AS PROPOSED 1:100 •



• BLOCK PLAN 1:500 •

GENERAL SPECIFICATION FOR SOFT LANDSCAPING

General:
Landscaping to conform to all relevant legislation including BS5837, CDM regulations and NHBC guidelines.
All trees & shrub planting & turfing to be carried out to BS3936 and 4428.
Imported soil and screened topsoil to be fertile medium loam, pH 6.0 - 7.5 should be free from any perennial weeds, weed seeds, contamination, rubble, subsoil and stones bigger than 50mm with a maximum stone content of 20%. Top soiled areas to be cultivated by hand or machine prior to planting, no compaction by machine. Top soil planting minimum depth 450mm for shrubs/tree beds, 150mm for turf area.

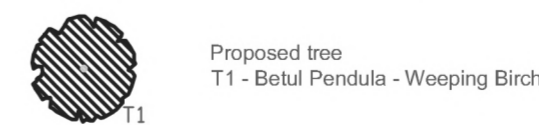
Season:
All work to be carried out at an appropriate season and in weather conditions suitable for the operation. In particular trees & shrubs planting shall not be carried out before October or after March without specific approval. Suitable weather conditions for planting shall mean open weather, ie mild, dull and moist (even in winter) when ground is moist and workable. Planting operations shall be suspended in periods of drought and when soil is frost bound or water logged.

Turfing:
Cultivate topsoil to a min of depth of 100mm removing all rubbish, weeds and stones over 30mm in any axis. Use pre-turfing fertiliser to manufacturers recommendations. Use cultivated weed free general purpose turf laid with broken joints & well butted. Work from planks to avoid damage to turf. Final turf level to be 20mm above adjacent hard surfaces. Water on completion and as necessary to avoid shrinkage. When turfing close to hedges maintain clear ground min 500mm from centre line of hedge.

Tree planting:
Extra heavy standards to be planted in 800mm squared tree pit 450mm - 750mm deep. Standards to be planted in 650mm min square pit 400 mm deep. To be planted centrally within 50mm deep dark wood chip mulch bed. Back fill tree pit with clean top soil with tree fertiliser added. All trees to have irrigation/aeration system fitted to fully surround the root ball. Trees to be fully supported in line with BS4428 using double staking with cross bar and tie at approximately one-third the height of the clear stem. Support to remain in place for three years until after tree is established. Water thoroughly after planting.

Maintenance:
Regular maintenance to be provided during the first five years after planting. Plant roots to be loosed after frost & re-firmed after wind. Watering to be carried out during first two growing seasons. Annual weeding to be carried out. Trim hedges once mid to late summer to encourage dense growth. Any failed or diseased plants to be removed & replaced.

Tree planting positions have/will been/be designed to lie well outside of and take precedence over any lighting/service/drainage locations/routes.

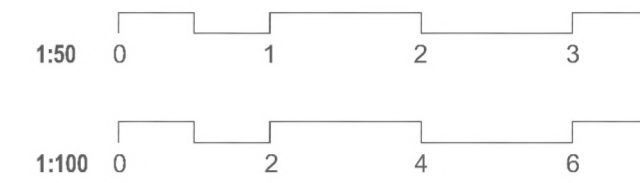


- Grass
- Parking/turning area finished with Brindle block paving by Marshalls

Notes: - MEASUREMENTS SHOWN ARE INDICATIVE ONLY - ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING WORK AND ANY DISCREPANCY REPORTED

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PLANNING DRAWING ONLY

B	FF window note amended	12/2023
A	FF windows amended	10/2023
RevNo	Revision note	Date

Drawing title
Planning drawing

Description
Proposed dwelling

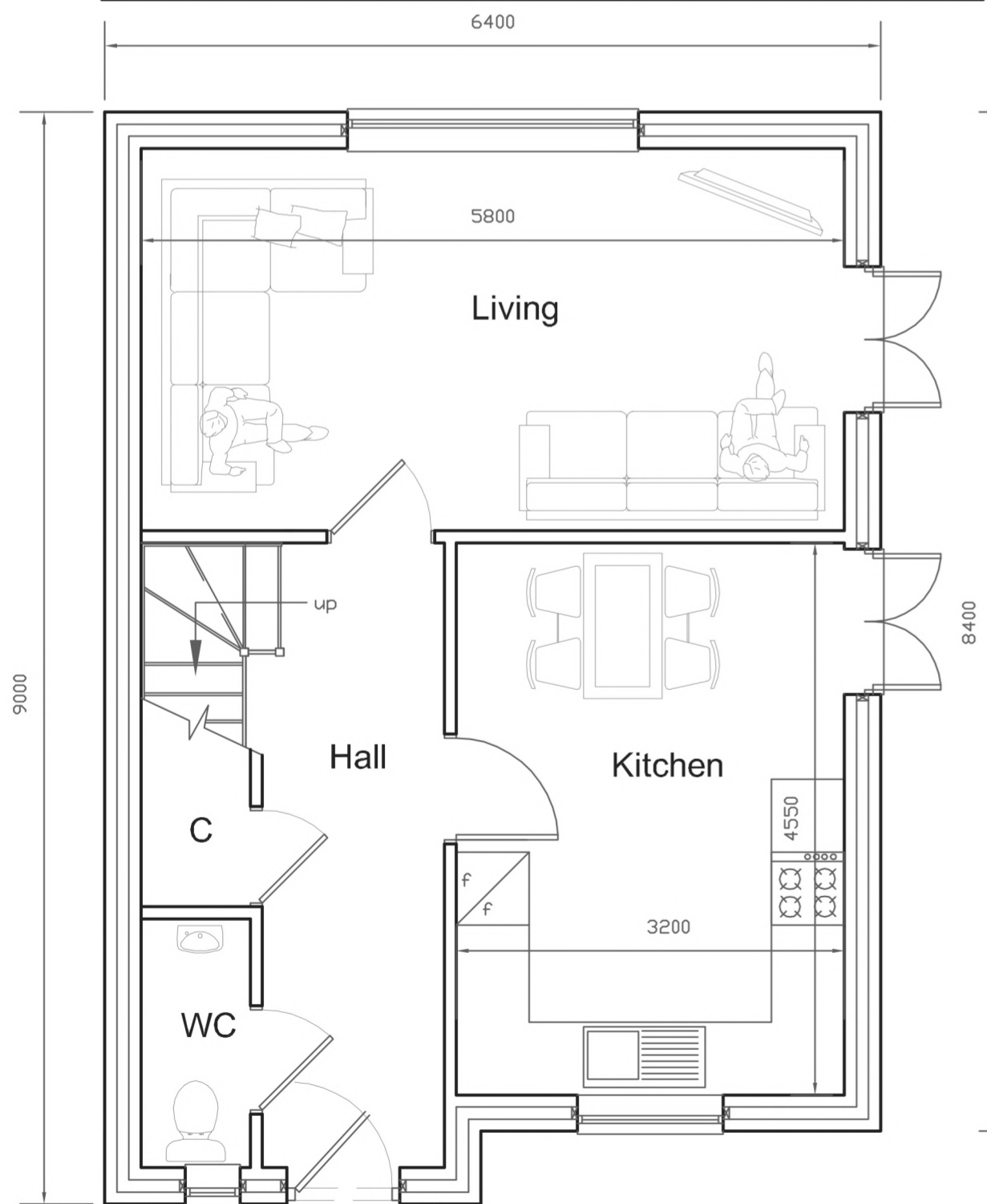
Address
**Adjacent to
2 Coronation Road,
Clacton-on-Sea,
Essex, CO15 3HG**

Client

Drawn ZM	Sheet no.
Date 04/2023	Scale as indicated @ A2
Drawing No LSR-02	Revision B

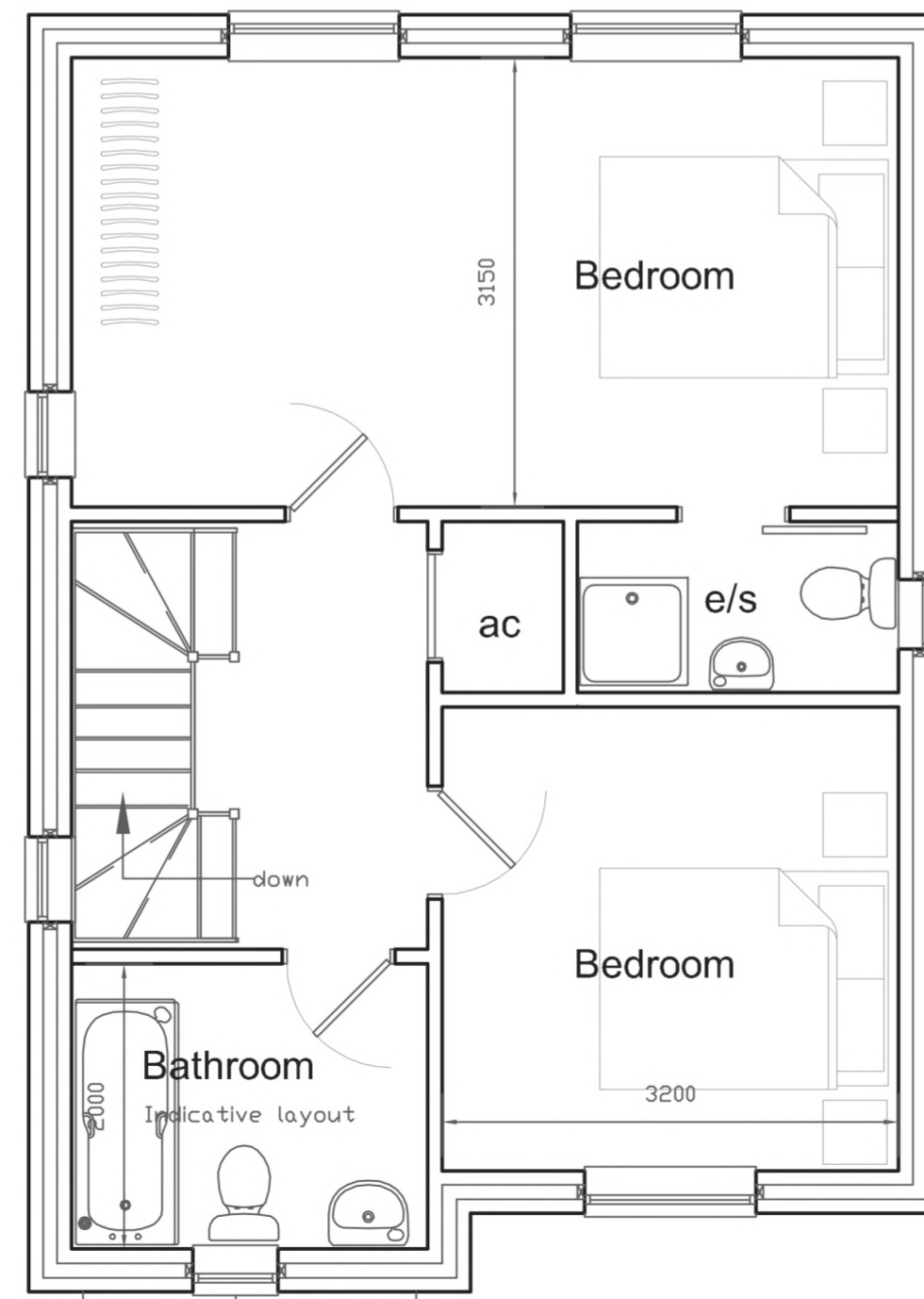
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• GROUND FLOOR PLAN 1:50 •

internal floor area 47 sqm



• FIRST FLOOR PLAN 1:50 •

internal floor area 47 sqm